

Aegis Phase II Mixed-Use Development Development Narrative

EXISTING CONDITIONS

The Aegis Phase II (“Phase II” or the “Development”) site is located at 400 E. Evergreen Boulevard, Vancouver, Washington, in the CX zoning district. The property is further identified as adjusted Tax Lots 3 (owned by Academy Development, LLC) and 4 (owned by East Evergreen Apartments, LLC) and a portion of adjusted Tax Lot 1 (owned by Providence Academy, LLC), assessor’s serial numbers 392200-001, 986035-621 and 39220-000, located in the northeast ¼ of Section 27, Township 2 North, Range 1 East of the Willamette Meridian, Clark County. The total portion of the subject parcels contained within the Development boundary is approximately 2.69 acres.

Parcel 392200-001 currently contains gravel parking and landscaping and construction staging for construction of Aegis Phase I (“Phase I”).

Parcel 392200-001 currently contains an abandoned laundry building, an abandoned boiler house building, and an abandoned smokestack.

Parcel 39220-000 currently contains the Providence Academy building, a dance studio, and a restaurant building was recently removed. The balance of the site consists of paved and gravel parking, and landscaping.

According to Clark County GIS, there are no environmental factors affecting the site.

PERMITTING HISTORY

Phase I is a Mixed-Use Development that was approved on October 15, 2018 (PRJ-156213/LUP-69248). Phase I consists of a mixed-use development containing 147 multi-family residential units and ground floor commercial uses in two buildings on Parcels 39224-000, 986035-622 and 986035-621. Phase I is currently under construction.

Phase II’s land use application and Phase I’s land use approval overlap and conflict on Parcel 986035-621. The portion of Phase I’s land use approval applicable to Parcel 986035-621 shall govern that parcel until a building permit is pulled by Phase II that covers Parcel 986035-621. At that time Phase II’s land use application/approval shall supersede Phase I’s approval.

Providence Academy, LLC will soon be submitting a land use application for improvements on Parcel 39220-000. Portions of that land use application will overlap and conflict with Phase I’s land use approval. Phase I’s land use approval shall govern the portions of Parcel 39220-000 that are covered by its land use approval until a building permit is pulled by Phase II.

GENERAL DESCRIPTION

The Applicant, Marathon Acquisition and Development, Inc., proposes a 191,279 square foot, 200-unit mixed-use development within one building mass (but referred to as Buildings C/D, and E) and a 201-stall, 4-story, 68,056 square foot parking garage on approximately 2.69 acres (contained within the Development Boundary) which is referred herein as “Phase II”. A portion of Phase II (Building C/D) will be constructed over a portion of the area previously approved as Phase II parking on Parcel 986035-621. Refer to the Preliminary Site Plan for more information.

The residential buildings will consist of the following:

- Building C/D/E – 6 stories, which include the following:

First floor	31,179 square feet/20 residential units, residential amenities, and one commercial space of 1,769 square feet.
Second Floor	32,020 square feet/36 residential units
Third Floor	32,020 square feet/36 residential units
Fourth Floor	32,020 square feet/36 residential units
Fifth Floor	32,020 square feet/36 residential units
Sixth Floor	32,020 square feet/36 residential units
Total Square Footage/Residential Units	191,279 square feet/200 residential units

- Associated utilities, stormwater and other infrastructural improvements.

The residential portions of the development will be open 24 hours per day and the commercial space will likely be from 8am-10pm

Truck deliveries are anticipated to be on an as-needed basis.

Construction is anticipated to begin in 2023 with construction completion in 2025.

The exterior building material of the buildings will consist primarily of brick with fiber cement panel accents.

There are three existing driveways that provide vehicular access to the subject parcels. Access was approved with Phase I and will remain with one access from E. Evergreen Boulevard, one from E. 12th Street and one from C Street. The existing driveway off E. Evergreen Boulevard that accesses parcel 39220-000 (the Providence Academy parcel) will remain. A separate access will be provided to the Parking Garage from private portion of E. 12th Street that will be extended through the site to the Providence Academy building’s southeast parking lot and E. Evergreen Boulevard.

Compliance with City of Vancouver Code

VMC Title 11 – Street and Sidewalks

According to the Pre-Application Conference notes, E. 12th Street is classified as a Neighborhood Circulator and has an existing half-width right-of-way of 40 feet and a 23-foot half-width paved section. Therefore, no

additional right-of-way dedication or pavement width is proposed. Frontage improvements along E. 12th Street will include new sidewalks.

Frontage improvements along the private portion of the E. 12th Street will include new parking and sidewalks.

Four driveways currently provide access to the subject parcels, with two accesses off E. Evergreen Boulevard, one from C Street, and one from E. 12th Street. Three of the four driveways were proposed and have been approved to be relocated with Phase I. A fourth driveway off E. Evergreen Boulevard accessing parcel 39220-000 (the Providence Academy parcel) will remain.

Street lighting along the public portion of E. 12th Street will meet current City of Vancouver street lighting standards. Refer to the Lighting Plan included in this application.

VMC 11.95 – Concurrency

The Multi-Family portion of the Development will generate 1,088 new average daily trips with 72 new AM peak hour trips and 88 new PM peak hour trips. The Shopping Center portion of the Development will generate 44 new average daily trips with 1 new AM peak hour trips and 5 new PM peak hour trips. The Multi-Family and Shopping Center uses combined will generate 1,132 new average daily trips with 73 new AM peak hour trips and 93 new PM peak hour trips. Refer to the Aegis Mixed-Use Development Phase II Transportation Compliance Letter, provided by H. Lee and Associates, dated November 19, 2021, submitted with this application, for more information.

VMC Title 12 – Trees and Vegetation

A Landscape Plan has been submitted that meets City of Vancouver requirements. Street trees along the E. 12th Street right-of-way were proposed with Phase I. As such, no additional street trees are proposed. Refer to the Preliminary Landscape Plan and Level V Tree Plan for more information.

VMC 14.04, 14.10, and 14.16 – Water and Sewer Connections

There is an existing 18-inch water line located within E. 12th Street, an existing 8-inch water line located within E. Evergreen Boulevard, and a proposed 8-inch water line to be located on site as part of the Phase I improvements. This Development assumes fire protection and domestic water services will be provided by connecting to the proposed 8-inch line located on site installed with Phase I and extending the line further east and south. This 8-inch line will be extended south and will tie into the existing 8-inch line in E. Evergreen Boulevard when the Academy improves the parking lot area in the southeast portion of their property. Easements will be provided over all water lines as required by the City of Vancouver. New hydrants will be proposed as required. Refer to the Engineering Plans for more information.

There is an existing 8-inch sanitary sewer line located within E. 12th Street and a proposed 8-inch sanitary sewer line to be located on site as part of the Phase I improvements. Sanitary sewer service for the proposed buildings will be provided by extending sanitary laterals from the proposed on-site sanitary main. Easements will be provided over all sanitary sewer lines as required by the City of Vancouver. Refer to the Engineering Plans for more information.

VMC Title 14.24 & 14.25 – Erosion Control & Stormwater Ordinance

There is an existing storm line located within E. 12th Street. This storm line will remain active following site improvements, however a new treatment catch basin will be installed within the internal circulation drive extension of E. 12th Street with an infiltration trench to treat an equivalent amount of existing impervious surface as compared to the amount of proposed impervious surface within this private extension of E. 12th Street. All on-site stormwater runoff will be collected, treated, and disposed of on-site utilizing either filter catch basins or bioretention cells for treatment and infiltration trenches for quantity control as required by the City. The quality and quantity control systems proposed have been designed in accordance with the City of Vancouver Stormwater Ordinance and the Stormwater Management Manual for Western Washington. Stormwater runoff from the building roofs will bypass treatment and be routed directly to an infiltration trench for disposal. Stormwater facilities will be private with a blanket easement provided for access and inspection by the City of Vancouver. Refer to the Engineering Plans and the Preliminary Stormwater Report for more information.

Erosion control on site shall meet or exceed the City of Vancouver Erosion Control and Stormwater Ordinance. Refer to the Engineering Plans for more information.

VMC Title 14.26 – Water Resource Protection

The Development will protect and not further degrade groundwater. Stormwater and erosion control Best Management Practices, in accordance with City of Vancouver ordinances, will be employed during and following construction of the Development. The Development will not have any impact on any surface waters. Infiltration of stormwater will be employed which will meet applicable City of Vancouver and State of Washington requirements.

While no hazardous materials are proposed to be used in the Development, should any be utilized during the construction process, all precautions will be undertaken by the owner/operator to prevent accidental releases of any hazardous materials into the stormwater drainage system. Pesticides, herbicides, fungicides and fertilizers used in landscape maintenance will be applied according to the City of Vancouver Stormwater Ordinance.

VMC Title 16 – Fire Code

Fire apparatus access will be provided to within 150 feet of any point of the proposed buildings or on the exterior wall of the first story of the building. All fire apparatus roads shall have a minimum clear width of 20 feet and clear height of 13 feet 6 inches, with aerial apparatus access being provided along E. 12th Street and along the east side of Building E. Fire hydrants shall be installed meeting the requirements of the Fire Marshal. All proposed buildings will be sprinklered.

In discussions with City of Vancouver staff, the Development will be conditioned on redevelopment of the Providence Academy's southeast parking lot to provide fire access around the east side of the parking garage and Building E.

VMC 17 - Buildings and Construction

Building permits will be applied for separately from the Site Plan Review application. Infrastructure (parking, stormwater, utilities, fire access etc.) will be completed sufficient to support the parking garage prior to completing the residential building.

VMC 20 – Zoning**VMC 20.150 – Definitions**

The Applicant has reviewed the applicable definitions of this chapter. The Site Plan Review, as proposed, complies with all applicable chapters of the Vancouver Municipal Code as clarified by the definitions contained in VMC 20.150.

VMC 20.210 – Procedures

The Applicant has followed the procedures outlined for a Type I Site Plan Review application.

VMC 20.250 – Development Agreements

A Development Agreement exists between Providence Academy, LLC, Academy Development, LLC and the City of Vancouver related to parking on the Providence Academy property. A subsequent Development Agreement Extension was recorded extending the terms of the Agreement. Copies of the Development Agreement and Development Agreement Extension have been included in this application.

VMC 20.265 - Design Review

The site is located within the Design Review geographic boundaries. Therefore, a Design Review narrative has been provided concurrently with this Site Plan Review application. For more information please refer to the Design Review narrative.

VMC 20.270 – Site Plan Review

This Development is subject to a Type I Site Plan Review process as it qualifies as a Planned Action per VMC 20.270.020(C)(7).

Per VMC 20.270.030(E) – Phased Development - While the Applicant is not proposing any specific phasing, the applicant will seek a certificate of occupancy for the parking garage separate and prior to the mixed-use building. Infrastructure (parking, stormwater, utilities, fire access, etc.) will be completed sufficient to support the parking garage prior to completing the mixed-use building.

The Development meets the approval criteria of VMC 20.270.050 as follows:

- A. Compliance with applicable standards. The proposed development shall comply with all applicable design and development standards contained in this Title and other applicable regulations.*

As indicated in this application package, the proposed Development is in compliance with the applicable design and development standards contained within the VMC and other applicable regulations.

- B. Adequacy of public facilities. The applicant shall demonstrate availability of adequate public services, e.g., roads, sanitary and storm sewer and water, available to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations.*

As indicated in this application package, there are available existing roads, sanitary sewer and public water to adequately serve the development. Additionally, stormwater treatment and disposal will meet the City of Vancouver Stormwater Ordinance.

VMC 20.290 – Variances

There are no proposed variances.

VMC 20.310 – Boundary Adjustments

There are no boundary adjustments proposed. However, parcels 986035-621 and 39220-001 will be combined as their common property line currently runs north/south through the proposed Building C/D.

VMC 20.320 – Subdivisions

There are no land divisions proposed.

VMC 20.330 – Binding Site Plans

A Binding Site Plan is not proposed.

VMC 20.430 – Commercial and Mixed-Use Districts

The proposed mixed-use residential and commercial uses are permitted uses in the CX district. There are no minimum lot sizes, lot widths, lot depths, or minimum setbacks in the CX district as it applies to this Development.

Please refer to the Preliminary Site Plan for more information regarding compliance with these standards.

VMC 20.450 – Overlay District; 20.503 – Central Park Overlay District

The site is not located within any of these overlay districts.

VMC 20.510 – Heritage Overlay District

The site is located within the Heritage Overlay District Number One.

VMC 20.510.020(A)(3) Standards and Requirements

VMC 20.510.020(A)(3)(a)

Construction is not proposed within the identified 0-foot height limit area but is proposed within the 75-foot to 200-foot height area and complies with VMC 20.630.050 and the

standards and guidelines of VMC 20.510.020. The tallest height of the proposed buildings at the parapet is approximately 79 feet.

VMC 20.510.020(A)(3)(b)

The required view corridor from 11th Street is not impacted by Phase II. Phase II provides a view corridor with a 0-foot height limit looking south from 12th Street into the Academy site which is approximately 93 feet in width at the entrance from E. 12th Street. The view corridor allows for approximately a 213-foot-wide view into the site, and a 147-foot-wide view of the Academy building, including the cupola at various standpoints. The view corridor includes an enhanced pedestrian walkway and landscaping 30 feet in width leading the public into the site.

VMC 20.510.020(A)(3)(c)

The cladding of the proposed building mass is primarily 78% composed of brick facing that is similar in color (red and beige) to that of the main Academy building. Refer to the architectural elevations for more information regarding compliance with this section.

VMC 20.510.020(A)(3)(d)

There are no free-standing signs proposed on the property other than directional signs and those necessary for parking and traffic control. The aggregate area of signage advertising businesses for the Development will not exceed 100 square feet nor exceed 10 feet in height above the ground. Further compliance with this section will be reviewed upon submittal for sign permits.

VMC 20.510.020(A)(3)(e)

New construction will require the removal of existing on-site trees. These trees include an existing on-site dogwood tree, nine existing maple “street” trees along the northern edge of the site, a spruce and a flowering plum between the Providence Academy building and Building E.

The new construction for Phase II will not affect views of the main Academy building from East Evergreen Boulevard between the freeway and C Street or affect setback requirements from East Evergreen Boulevard.

VMC 20.515 – Hough Neighborhood Overlay District

The site is not located within this overlay district.

VMC 20.520 – Noise Impact Overlay District

A portion of the site is located within the Noise Impact Overlay District. It appears that Building E may be located within the Noise Impact Overlay District.

VMC 20.550.030 – Densities/Floor Area Ratios

There is no minimum or maximum density associated with the CX zone. The floor area ratio for non-residential uses provided is approximately 0.015 based on the area within the Project Boundary and the 1,769 square feet of commercial use. However, as this is a mixed-use

development with a predominately residential use, the minimum non-residential density standards do not apply.

VMC 20.550.040(A) – Uses

The proposed multi-family uses are permitted uses for the base zone and are not otherwise prohibited or conditional uses per this section.

VMC 20.550.040(B) – Pedestrian Access

Pedestrian access, parking lot and pedestrian lighting have been addressed in other sections of this narrative and either meet or exceed the standards listed in this section.

VMC 20.550.040(C) – Landscaping and Walls, Hedges and Fences

Landscaping, walls, hedges and fences have been addressed in other sections of this narrative and either meet or exceed the standards listed in this section.

VMC 20.550.040(D) – Building Orientation

Buildings have been oriented to E. 12th Street and the internal circulation drive extension of E. 12th Street with main entries directly off the sidewalk along the internal circulation drive extension of E. 12th Street meeting the requirements of this section.

VMC 20.550.040(E) – Building Frontage

Buildings have been placed as close to the right-of-way along E. 12th Street as possible to provide building access convenience for pedestrian and to create a more desirable and enjoyable pedestrian experience, meeting the requirements of this section while allowing architecturally satisfactory articulation of the building facades. Additionally, the proposal meets the minimum 75% frontage requirement as described below (it should be noted that the right-of-way for E. 12th Street only extends along a portion of the northern property line. The balance of E. 12th Street is a private road.

- Right-of-way along E. 12th Street and access easement along north property line (Phase II portion only as measured from the western edge of Lot 4) = Approximately 540 feet
- Length of building mass (Building C, Building D and Parking Garage) = Approximately 473 feet
- 473 feet / 540 feet = 87.6%

VMC 20.550.040(F) – Setbacks

There are no minimum setbacks in the CX district except when abutting a residential district (which does not apply in this case). However, the buildings have been placed as close to the right-of-way along E. 12th Street as possible, while allowing architecturally satisfactory articulation of the building facades, which meets the requirements of this section.

Parking within required setbacks does not apply for this Development.

VMC 20.550.040(G) – Blank Walls

This section does not apply to the residential use of the development. The commercial portion of the development is approximately 25 feet in width along E. 12th Street. It complies by providing a 10-foot wide by 9-foot high window treatment set 2 feet above the sidewalk along the western portion of the commercial frontage and an 11-foot wide by 9-foot high storefront/window treatment set 2 feet above the sidewalk along the eastern portion of the commercial frontage.

VMC 20.550.040(H) – Parking

Parking within the CX zone for residential uses requires one space per dwelling unit for multi-family and one space per 1,000 square feet for commercial per VMC Table 20.945.070-1. However, a 25% reduction is applied within the Transit Overlay per VMC Table 20.550.040-5

Required parking for Phase I was 154 stalls for both the commercial and multi-family uses without application of the Transit Overlay. With the 25% Transit Overlay reduction and 23 existing on-street parking stalls, 93 stalls were required for Phase I. Required parking for Phase II without application of the Transit Overlay is 202 stalls – one stall for each of the 200 units and two stalls for the commercial space. With the 25% Transit Overlay reduction, 152 stalls are required for Phase II. As such, total required parking for both phases is 245 parking stalls (93 + 152).

Phase I conveying Parcel 986035-621 to Phase II and Phase II constructing on Parcel 986035-621 will supplant most of the parking on Parcel 986035-621 thereby reducing Phase I's provided parking to 52 stalls. Those 52 stalls include 28 compact spaces and 8 ADA spaces.

Phase II will provide 256 parking stalls – 55 surface parking stalls and 201 parking garage stalls (refer to the Preliminary Site Plan for more information). Those 256 stalls include 117 compact spaces and 14 ADA spaces.

Upon completion of Aegis Phases I and Aegis Phase II, there will be 308 total parking stalls - 52 in the North/South internal circulation on Phase I, 21 in the North/South internal circulation on Phase II, 19 along the private drive portion of E. 12th Street, 15 along the fire lane east of Building E, and 201 within the parking garage. Those 308 stalls include 145 compact spaces and 22 ADA spaces.

According to the Pre-Application Conference report, the Providence Academy building is 75,830 square feet and the dance studio is 2,200 square feet, for a total of 78,030 square feet. Required parking for both the Academy and the daycare totals 78 parking stalls (78,030 square feet / 1,000 square feet). With the 25% Transit Overlay reduction, 59 stalls are required. The existing parking located in the southeast corner of the Academy site currently consists of 37 parking stalls. However, The Historic Trust will be moving forward with a site plan review application for improvements on the balance of parcel 39220-000 to provide

parking lot improvements and increase parking in this area sufficient to meet Providence Academy parking requirements. Preliminary designs indicate 97 parking stalls are proposed. As such, there will be sufficient parking to accommodate continued use of the Providence Academy and the dance studio. In the interim, however, there will be sufficient parking located on both Phase I and Phase II, as well as the existing stalls located on the Academy site, to meet all site parking needs (247 stalls required for both Phases 1 and 2, 59 stalls required for the Academy equals 306 required stalls for the entire site, with 308 stalls provided with Aegis Phase I and Aegis Phase 2 the existing 37 parking stalls in the southeast corner of the Academy site).

In discussions with City of Vancouver staff, the Development will be conditioned on redevelopment of the Providence Academy's southeast parking lot to connect to the fire lane around the east side of the parking garage sufficient for fire truck access as well as sufficient parking for the Providence Academy building.

VMC 20.550.050 – Incentives

The proposed development meets the use provisions of this section, as well as the minimum design standards. As such, the Development is eligible for the following transportation impact fee (TIF) reductions based on Development features as follows:

- Construction of direct walkway connection to nearest arterial – 1%
- Installation of bike lockers – 1%
- Direct walk/bikeway connection to designation activity – 2%
- Construction of on-site internal walk/bikeway network – 2%
- Total TIF reduction – 6%

VMC 20.560 – Vision Overlay District

The site is not located within this overlay district.

VMC 20.570 – Airport Height Overlay District

The site is located within the Airport Height Overlay District. Specifically, it is located within the 180-foot Horizontal Surface. All buildings will have a height below 180 feet and will meet all other requirements regarding surface height limitations and lighting. Appropriate notice will be provided to the Federal Aviation Administration as a condition of approval prior to issuance of building permits.

VMC 20.580 – Fourth Plain Corridor Overlay District; VMC 20.620 – Columbia River Shoreline Enhancement Plan District

The site is not located within these overlay districts.

VMC 20.630 – Downtown Plan District

The site is located within the Downtown Plan District. Find below compliance with this section:

Building Lines – The building lines section does not apply to this site.

Rain Protection – The rain protection section does not apply to this site.

Blank Walls – This section does not apply to the residential use per VMC 20.630.020(I) and (J) and the commercial portion of the development complies.

Maximum Building Height – The maximum height of the building mass is approximately 79 feet to the top of the parapet. The height of the building mass complies with the requirements of the 75-200-foot height area per Figure 20.630-4. Based on an initial finish floor elevation of 101, the tallest portion of the building will be at elevation 175.

Parking Control – The site is located within the limited surface parking area. The existing Development Agreement provides that VMC 20.630.060, including the surface parking area limitations, shall not apply to the subject site. It further provides that development applications for the subject property “shall be reviewed subject to the provision that...surface parking lots are authorized as existing nonconforming improvements and shall not be subject to current surface parking standards.” Thus, the minimal onsite parking spaces are permissible.

VMC 20.640 – Vancouver Central Park Plan District; 20.650 – Waterfront Plan District; 20.660 – Auto Dealership Plan District; 20.680 – Riverview Gateway Plan District; 20.690 – Section 30 Employment Center Plan District; 20.691 – 112th Avenue Corridor Plan District
The site is not located within these plan districts.

VMC 20.710 – Archaeological Resource Protection

Clark County GIS indicates that the site is located within a Level B – Lower Probability area of the Archaeological Predictive model. However, the site is located within ¼ mile of a known archaeological site and, therefore, an archaeological predetermination is required. Additionally, because of the historic nature of the Providence Academy and surrounding area, the Applicant had an archaeological survey prepared for the subject parcels. Please refer to the Archaeological Survey for the Academy Mixed-Use Development, as prepared by Archaeological Investigations Northwest, Inc., dated June 11, 2018 for more information.

VMC 20.740 – Critical Areas Protection

There are no Habitats of Local Importance, Fish or Wildlife Habitat Conservation Areas, Frequently Flooded Areas, Geologic Hazard Areas or Wetlands located within the Development Boundary area of the site.

VMC 20.760 – Shoreline Management Area

The site is not located within a Shoreline Management Area.

VMC 20.770 – Tree Conservation Ordinance

A Preliminary Landscape Plan and Level V Tree Plan have been submitted that meet City of Vancouver requirements. However, as the site is located in the City Center District, compliance with minimum tree density does not apply. Please refer to the Preliminary Landscape Plan and Level V Tree Plan for more information regarding compliance with this chapter.

VMC 20.790 – SEPA

This Development falls within the Central Downtown District of the Vancouver City Center Vision (VCCV) Subarea Plan, which has already been through a SEPA review via a Final Supplemental Environmental Impact Statement (FSEIS) dated November 2006. However, according to the Pre-Application Conference notes, a SEPA checklist is still required to be submitted. Additionally, there are three historic buildings located within the Development Boundary that are affected by Phase II. Therefore, a SEPA environmental checklist has been provided.

Based on the information provided in this application and the SEPA Checklist submitted with this application, the Development falls within the thresholds set in, and is in compliance with, the VCCV Subarea Plan. Where identification of areas may require mitigation, the Development will meet any applicable mitigation measures as indicated in the VCCV Subarea Plan. A further discussion of Land Use, Parks & Recreation, and Public Services and Utilities (specifically schools) is found below.

Land Use – The Development falls within the proposed uses contemplated in the VCCV Subarea Plan with regards to residential units. Based on a review of the Development Developments Since the Adoption of the VCCV (as of October 2019) (Chart) document provided by City staff, the number of residential units contemplated in the VCCV has been exhausted. However, page 16 of the VCCV states, “...the flexibility to respond to market trends may result in a shift from the residential use category to the office use category or vice versa as long as the impact characteristics are similar and the overall impacts do not exceed plan targets.” This means that a comparable square footage of office use may be transferred and used for residential units. This has already been accomplished with other approved Developments, namely Jefferson Street Apartments and VW5 Development. These two Developments provided a P.M. peak trip comparison of approximately 505 square feet of office use for every residential unit. Based on conversations with City staff for Aegis Mixed-Use Development Phase I, this conversion is an appropriate and reasonable comparison. As such, the 200 proposed multi-family residential units equates to 101,000 square feet of office use. According to the Chart, there is 688,841 square feet of office use capacity remaining in the VCCV. With the transfer of 101,000 square feet of office use to residential use with this Development, there will be 587,841 square feet of office use remaining in the VCCV.

Historic & Cultural Preservation - There are two historic structures on parcel 93220-001 known as the Boiler and Laundry Buildings that have been deemed unfit by structural engineers and the City of Vancouver pursuant to VMC 17.32.040 and therefore approved for demolition. There is also historic Smokestack on parcel 93220-001 located directly south and adjacent to the Boiler Building. The Smokestack has also been approved for demolition. The current owner of Parcel 392200-001 and those three structures, Academy Development, LLC, will demolish the Boiler and Laundry Buildings, and Smokestack, prior to commencement of construction of Aegis Phase II.

Parks & Recreation – The VCCV is located within Park District #1. The SFEIS indicates that the increase in residential units will increase the demand for park and open space land. Mitigation measures contemplated in the SFEIS are for the City to secure additional land for parks, trails,

recreation facilities and open space. Even though the number of residential units contemplated in the VCCV has been exceeded, the city will continue to collect park impact fees which, along with other funding sources such as Real Estate Excise Tax revenue and grant funds, will help offset the impact of the residential unit increase by allowing the City to acquire and develop new neighborhood parks.

It should also be noted that the Development is proposing an outdoor commons area that includes walking pathways, plazas and landscaping exceeding 45,000 square feet in size which will provide active and passive recreational opportunities for the future residents of the Development, as well as the public as a whole. Cross easement agreements with the owner of parcel 39220-000 require preserving significant additional greenspace south of the Providence Academy building on that parcel.

Schools – The FSEIS contemplated an increase of 377 elementary, 153 middle, and 172 high school students with the originally proposed number of new residential units. This is based on an approximation that 14.5 percent of multi-family residential households will include an elementary student, 5.9 percent will include a middle-school student, and 6.6 will include a high school student. This Development, with its proposed 200 residential units, could generate 29 elementary, 12 middle and 13 high school students based on the information provided in the FSEIS. While this will be an increase over and above the number of students contemplated because of the increase in residential units over the original contemplated amount, mitigation measures include accommodating additional students in existing classroom space, portable classrooms, adjusting school attendance boundaries, or building additional school capacity. A letter from the Vancouver School District has been included in this application that indicates students will attend Hough Elementary, Discovery Middle, and Hudson’s Bay High Schools.

VMC 20.915 – Impact Fees

The Applicant will pay impact fees as they relate to this Development.

VMC 20.925 – Landscaping and Open Storage

There is no minimum landscape percentage required in the CX zone. However, the Development is providing approximately 26.4% of the gross site Development area and approximately 47.5% of the net site Development area in landscape.

Transformers will be screened with an evergreen hedge to the greatest extent practicable while meeting Clark Public Utility requirements for clearances to plant material. Screening shall be shown on the Final Landscape Plan. There are no proposed ground-mounted HVAC units. Gas meters will be screened with either landscaping or other material. Generators will be screened with either landscaping or other material. There are no other proposed ground level mechanical equipment or trash enclosures to be screened.

Landscape buffers are not required in the CX zone. Street trees along the E. 12th Street right-of-way are proposed. Fencing is not proposed.

Refer to the Preliminary Landscape Plan, Level V Tree Plan and the Preliminary Site Plan for more information.

VMC 20.945 – Parking and Loading

Pedestrian Access Standards – There is direct pedestrian access from the sidewalk along E. 12th Street to the main entries along the north and west sides of the Building C/D. There is direct pedestrian access from the sidewalk along the private internal circulation drive extension of E. 12th Street and sidewalk along the public portion of E. 12th Street to the main entries along the east and north sides of the Building C/D. There is direct pedestrian access from the sidewalk along the east side of Building E to the entries along the east and south sides of Building E. Additionally, minimum 6-foot-wide pedestrian walkways have been provided throughout the site, connecting the proposed buildings, Phase I buildings, Phase I parking areas and Providence Academy building.

Landscape islands exceeding the minimum size have been provided for every ten (10) parking stalls or less for the proposed parking along the private internal circulation drive extension of E. 12th Street. Each landscape island has a 2-inch caliper tree and shrubs meeting or exceeding minimum City requirements. Additionally, the parking has been screened from the abutting E. 12th Street right-of-way by shrubs that will achieve a minimum height of 3-feet. Refer to the Preliminary Landscape Plan for more information regarding compliance with this section.

Interior parking lot landscaping has not been provided as the only surface parking area (along the internal circulation drive extension of E. 12th Street) falls below the threshold for providing interior parking lot landscaping of 20 stalls.

The parking area will be paved with asphalt, concrete or pavers meeting the parking lot surfacing requirements. Each parking stall will be clearly delineated.

All parking stalls have a two-foot landscape or concrete overhang adjacent to a 6-inch curb, unless shown otherwise with wheel stops where there is a flush curb.

Parking lot lighting has been provided. Refer to the Lighting Plan for more information.

For information regarding the parking stall counts refer to the section above addressing VMC 20.550.040(H) – Parking.

In discussions with City of Vancouver staff, the Development will be conditioned on redevelopment of the Providence Academy's southeast parking lot to connect to the fire lane around the east side of the parking garage sufficient for fire truck access as well as sufficient parking for the Providence Academy building.

VMC 20.960 – Signs

No signs are proposed at this time. Any proposed signs shall be applied for at a later date.

VMC 20.970 – Solid Waste Disposal and Recycling

Solid waste and recycling will be stored on the interior of the building within dedicated trash rooms. Two rooms at the ground floor, totaling approximately 1,635 square feet, will each contain a trash compactor and various trash and recycling bins. A total of (6) 2-yard compacted trash bins, (7) 4-yard recycling bins (14) 64-gallon glass recycling carts, and (5) 95-gallon uncompacted trash carts will be provided between the two rooms. All containers and bins will be stored inside the trash rooms. Easy access is provided from trash rooms to truck pick up. Please refer to the architectural plans for more information.

VMC 20.985 – Vision Clearance

Vision clearances located at the driveway will be maintained clear of any obstructions.